

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL 16
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Concord Baptist Church has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 16 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. That Concord Baptist Church be and hereby is tentatively designated as Redeveloper of Disposition Parcel 16 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

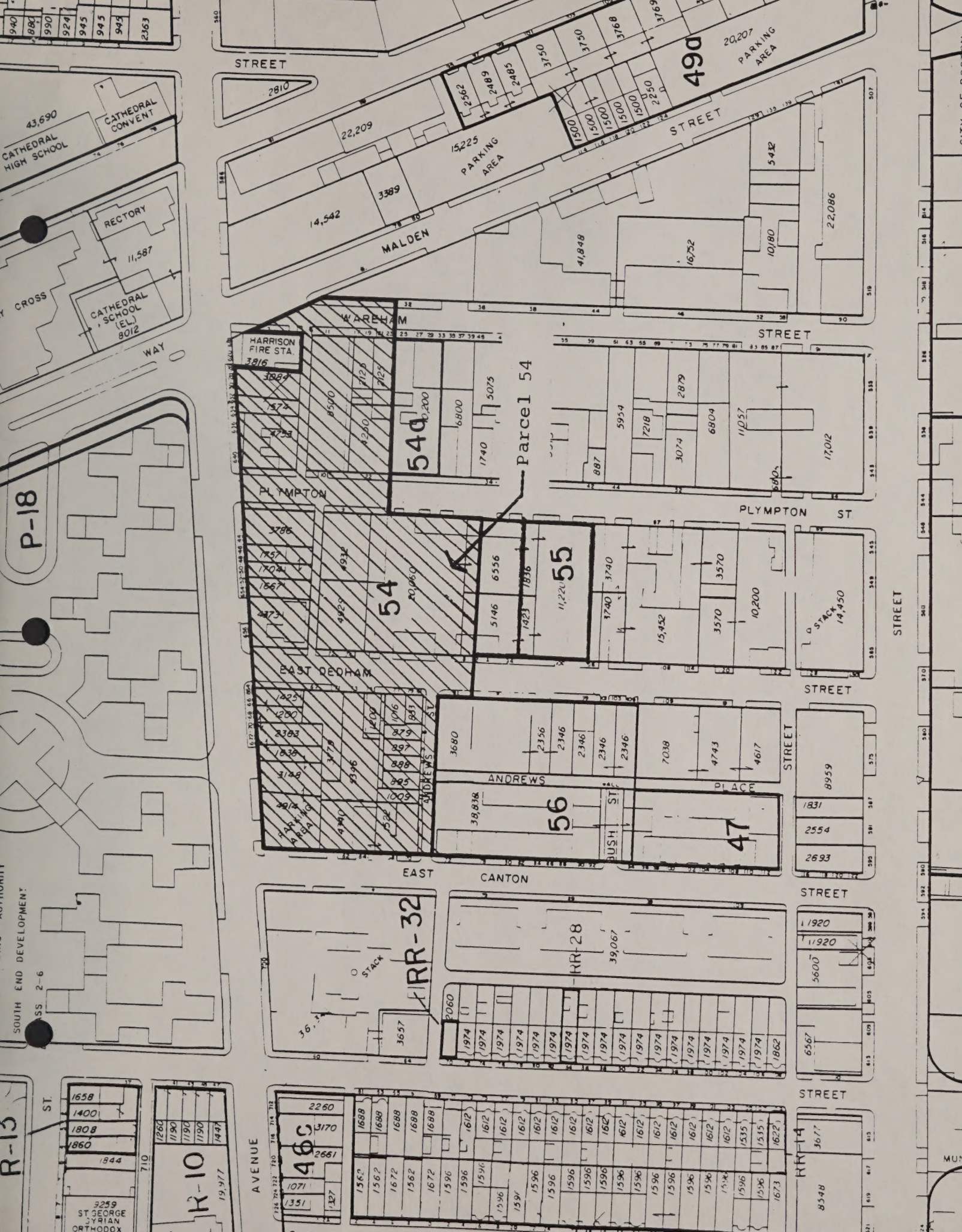
(iv) Proposed development and rental schedule.

2. That disposal of Parcel 16 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).





MEMORANDUM

SEPTEMBER 30, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL PROJECT NO. MASS. R-56
PERMISSION TO RESCIND TENTATIVE DESIGNATION OF
CONCORD BAPTIST CHURCH AS REDEVELOPER OF PARCEL 54

SUMMARY: This memorandum requests that the Authority rescind the tentative designation of Concord Baptist Church as redeveloper of Parcel 54 in the South End Urban Renewal Area

On November 2, 1967, the Concord Baptist Church was tentatively designated as redeveloper of Parcel 54 in the South End Urban Renewal Area, Project No. Mass. R-56. Parcel 54 is bounded by East Canton Street, Wareham Street and Harrison Avenue and contains approximately 137,600 square feet of land with three commercial structures.

The Concord Baptist Church's housing proposal envisioned the development of Parcel 54 into mixed income housing by securing the necessary State/Federal guarantee mortgage funding. Financial commitments have not proved to be available.

In 1978, as an aspect of the financial settlement of the project, an Environmental Impact Statement was conducted. This document established industrial as the preferred use of the site. The industrial use would be consistent with the policy of maintaining industrial/institutional uses east of Harrison Avenue and the desire by community groups to develop more employment opportunities. A proposal to develop Parcel 54 for industrial use has now been received and is being recommended for designation in a separate memorandum.

Concord Baptist Church has now expressed an interest in redeveloping Reuse Parcel 16 for mixed-income housing. The site is bounded by Camden Street, Tremont Street, Davenport Street and Columbus Avenue and consists of approximately 168,592 square feet of vacant land. It is suitable for housing and the Lower Roxbury Caucus has expressed support for this use.

Because of the past effort of Concord Baptist Church and their continuing commitment to provide housing in the South End. It is felt they should receive a designation on Parcel 16.

I, therefore, recommend that the tentative designation of Concord Baptist Church as developers of Parcel 54 be rescinded, without prejudice and further that Concord Baptist Church be tentatively designated redeveloper of Reuse Parcel 16 as per the attached Resolution.

An appropriate vote follows:

VOTED: That the tentative designation of Concord Baptist Church as redeveloper of Parcel 54 in the South End Urban Renewal Area be rescinded, without prejudice.